

Approved Meeting Minutes

Middle School Building Committee Meeting

May 5, 2014 – 8:15 am

BOE Conference Room, 3rd Floor Annex Building

5 Linsley Street, North Haven, CT

Committee Members in Attendance:

Goldie Adele, Miriam Brody , Michael Brandt, Lou Coppola, Sr., Gary Johns (committee chairman), David Mikos, Bruce Morris , Walter Nester, Jr., Joseph Porto, Michelle Spader (committee secretary), Dyann Vissicchio (committee vice-chair)

Absent: None

Others in Attendance: Phil Piazza, Dr. Robert Cronin, Phil Diana, Attorney Jeff Donofrio, Shay Atluru of DTC, Ed Swinkoski, Kristine Carling and Fritz Morris of Perkins Eastman.

Meeting called to order by Chairman Johns at 8:15 am.

Motion made by Bruce Morris to approve the meeting minutes from the April 28, 2014 meeting. It was seconded by Miriam Brody and unanimously passed.

Old Business:

Chairman Johns provided the committee with a calendar of events that must precede the EDO 49 application, which culminates with the June 17, 2014 referendum. Successful passage of the project at the referendum will allow us to submit the application to the state of Connecticut.

The preliminary environmental studies have been completed. The reports have been created and provided to Perkins Eastman. Fritz Morris said there were “no surprises” in the reports.

New Business –

A marketing plan is necessary to help promote the middle school project leading up to the June 17, 2014 referendum. Johns appointed a subcommittee consisting of Dyann Vissicchio, Joe Porto and Walter Nester, Jr. to work on the plan. Motion to approve the appointment of Vissicchio, Porto and Nester to the Middle School Building Committee Marketing Sub-Committee was made by Bruce Morris and seconded by Michael Brandt. The motion passed unanimously.

Brandt mentioned that there were no emails submitted to the committee via nhmsproject@gmail.com.

Dave Mikos presented the draft of the slide presentation he created for use at the Board of Education meeting on Wednesday, May 7, 2014. The committee critiqued the presentation and asked Mikos to make several modifications. The committee asked that slides which contained financial information have asterisks next to the dollar figures to explain that these were estimates rather than firm numbers.

Mikos presented a slide on the cost of Vanacore field improvements. \$25,000 is listed for utilities. Michelle Spader questioned what that number represented and was told it was for installation of items such as running sewer lines and electrical installation. Spader questioned whether or not the cost of additional electricity usage was being taken into consideration since additional field lighting is proposed for this project. Spader questioned whether the town or Board of Ed currently pays for the electricity bill for the lit field and Swinkoski said the Board of Ed handles that bill. Phil Diana believed there was an opportunity to reduce costs since new equipment would cause us to gain efficiencies.

Mikos presented several slides that had dollar figures relating to increased tax responsibility. He said he obtained this information from conversations with the first selectman as well as Board of Ed member, Bryan Bogen that deal with the finances and these were their calculations. Spader asked Ed Swinkoski if he agreed with these numbers. Swinkoski said he had not looked at it, therefore he could not confirm. Dyann Vissicchio questioned how Mikos came up with the debt service. She thought that Freda did not want to release those details yet. Swinkoski said he had not released this information, but did not know if Freda had released them without his knowledge. Vissicchio brought this up because this was information that she had requested to be included in the flyer that is being created and she was told the figures were not available for release. Vissicchio does not believe this slide should be included in the presentation. Swinkoski explained that the thought behind not including this information in the flyers was because there are too many variables at this point in the project. Mikos wants to leave the slide in and said people need to know what the difference in cost is.

The committee expressed concern with inferences Mikos made in regards to things that are non-reimbursable in the overall middle school project and suggested that perhaps additional modifications be made to the Ed Specs to remove square footage overages and other such non-reimbursable items from the project if we were going to dismiss certain field requests because of the lack of reimbursement for them. The committee demanded that Mikos eliminate this line of reasoning from the presentation. Chairman Johns reminded that it is one whole project. He does not agree with pitting one portion of the project against another to make a point in regards to reimbursability. Walter Nester suggested moving the argument more towards the emotional side by showing more photos of existing conditions of the fields, track, etc.

Spader commended Mikos for putting a lot of effort into the presentation. However, she stated that there were slides that would require additional committee discussion and suggested that the committee go back through the presentation slide by slide in order to ensure all were in agreement with what changes and omissions were necessary prior to the presentation to the Board of Ed on Wednesday evening. Johns agreed that the presentation should be open for discussion amongst the committee.

Johns believes the committee must focus on the items that can be tied to the middle school and several of the items that Mikos presents are either not on the grounds of the middle school or are not used as part of the middle school curriculum. Therefore, those items must be removed from the draft Ed Spec that is to be presented to the Board of Education.

Middle School project bonding must only be for items that support programmatic needs of the project. The project is the middle school. The project is not athletic fields. We must make sure only items that are bondable are in the Ed Specs. A varsity football practice field is not a middle school need, therefore not bondable as part of the middle school project bonding package. The same can be said for the concession stand. The committee held a lengthy discussion to determine which field needs could be directly correlated to the programmatic needs of the middle school and decided to include only those items in the draft proposal of the Ed Specs that would be forwarded to the Board of Education for consideration on Wednesday.

The committee will make a recommendation to the Board of Ed as to what they would like the Ed Specs to say in regards to fields. The Board of Ed does not need to agree with the committee's recommendation. It is ultimately the boards' decision how they will be worded.

Chairman Johns recommended that the committee present the Board of Education with every item that can be tied to the middle school curriculum (pending approval of the bond council) and then allow the Board to modify as they deem necessary. The recommendation will include the following:

- 1) Twin Turf Fields
 - a. Fence surrounding facility
 - b. Synthetic Turf fields, striping, equipment
 - c. Field Lighting
 - d. Seating
 - e. Synthetic Turf on existing South Field

- 2) Resurface Track at Vanacore Field

The building committee voted on this recommendation to submit this revised draft of the Ed Specs to the Board of Education. The motion was made by Bruce Morris and seconded by Lou Coppola. The vote was not unanimous.

- Brandt – Yes
- Porto – Yes
- Coppola – Yes
- Mikos - Yes
- Adele – Yes
- Morris – Yes
- Nester – Yes
- Spader – Yes
- Johns – Yes
- Brody – Abstained
- Vissicchio – Not present at time of vote

The building committee will reconvene on Monday, May 12, 2014 at 8:15 am in the Board of Education Conference Room, 3rd Floor Annex.

There was a motion to adjourn at 10:05 am by Bruce Morris, seconded by Lou Coppola and unanimously passed.

Respectfully submitted,

Michelle Spader
Committee Secretary